

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

Fax: 315-685-0730

315-685-2118

Email: codes@villageofskaneateles.com

11/16/c

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application _____ Permit Date and Number _____

Name of Applicant and/or Owner's Agent (e.g., LLC Manager or Architect) GUY DOWIDE, PA
DOWIDE GROUP

Address of Applicant and/or Owner's Agent 4503 NY TOWLINE RD, MARCELLS NY 13008

Applicant's Email guy@dowidegroup.com Contact # 315.673.2883

Address of worksite 19 FENNEL STREET, SKANEATELES, NY

Name of Property Owner (if different from applicant) 19 FENNEL STREET LLC

Property Owner Address PO BOX 529, SKANEATELES, NY 13152

Property Owner Email kbealer@thesherwoodim.com Contact # (315) 211-4044

Type of Work Proposed:

New Structure _____ Addition _____ Alteration X Swimming Pool _____ Repair _____

Fence/Wall _____ Paved Surface _____ Other _____

Square Footage of new work _____ Accurate Project Cost _____

Describe the work proposed: ERECT NON-LOAD BEARING WALLS (PER PLAN) TO

CREATE (2) WORK ROOMS & (3) KITCHENS. INSTALL TWO TUB &

CONNECT TO EXISTING PLUMBING

Zoning District (circle one): A-1 A-2 A-3 A-4 B C B PL

Tax Map Number 6-06-05 Square Footage of Lot 6,121 SQ. FT.

Existing use of lot COMMERCIAL Proposed use of lot COMMERCIAL

STRUCTURE INFORMATION:

Single Family _____ Two Family _____ Multi-Family _____ Garage _____ Commercial X

Accessory Building _____ Boat House _____ Other _____

Existing Use COMMERCIAL Proposed Use COMMERCIAL

VILLAGE OF SKANEATELES
26 Fennell St
Skaneateles, NY 13152

315-685-2118
Email: codes@villageofskaneateles.com

Skaneateles, NY 13152

Fax: 315-685-0730

Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION: Indicate in box North South East West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Front Yard 21.0 ft. Front Yard 21.0 ft.

Left Side Yard 19.3 ft. Left Side Yard 19.3 ft.

Right Side Yard 3.4 ft. Right Side Yard 3.4 ft.

Rear Yard 51.0 ft. Rear Yard 51.0 ft.

Setbacks - Proposed work

New connection for: (Yes/No) Sewer NO Electric Service NO Storm Sewer NO

Does the proposed work/structure comply with the Energy Conservation Construction Code? (Yes, No, N/A)

Architect's Name GUY DONAHUE, RA DONAHUE GROUP

Architect's Address 4503 NW TOWNHILL RD, MARCELLUS, NY 13108

Contractor/Builder Name _____

Contractor's Phone # _____

Contractor's Address _____

Contractor's Email _____

The applicant and/or agent declares that the information contained in this application, and the plans, specifications and other supporting materials submitted in support of this application is true and has made such representations to induce the Village of Skaneateles to issue a Building/Zoning Permit and the applicant will comply with all laws, codes and ordinances controlling this work.

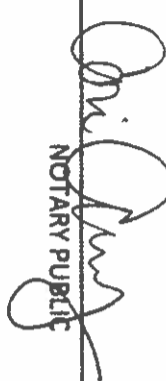
Date 11/7/2023 Signature 

Print Applicant's and/or Agent's Name GUY DONAHUE

Affidavit of Owner or Applicant or Agent
(To be completed if application is not made by the property owner)

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this 7 day of November, 2023, GUY DONAHUE
personally appeared before me.


NOTARY PUBLIC

Cori E. Christy
Notary Public, State of New York
Reg. No. 01CH6430561
Qualified in Cayuga County
Commission Expires 03/14/2026

Building/Zoning Application Review Sheet

Date Received NOV 8, 2023 Tax Map Number 006-06-05

Applicant's Name Guy Danhoe

Address of Worksite 19 Fennell St

Permit Fee Date Received _____ Amount Received _____

Additional Info. Requested _____

Date Review Completed 11/31/23 Signature _____

Application Status: Approved Denied

Reasons for Denial – Does not comply with the following:

Section 225-A5, Density Control Schedule for:

Front Yard Setback _____ Side Yard Setback, left _____ Side Yard Setback, Right _____

Rear Yard Setback _____ Percentage of Open Area _____ Both Side Yards Combined _____

Percentage of Structure width/lot width _____

Other Density Control Schedule _____

Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion _____

Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines _____

Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures _____

Section 225-A1-3, Permitted Use Chart (27) Dog Grooming

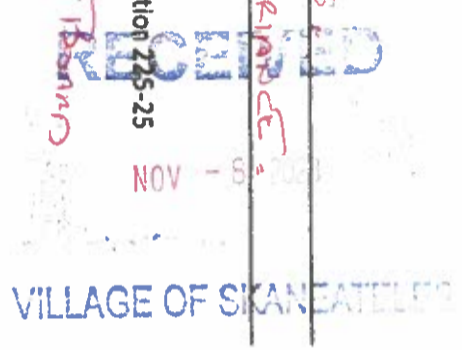
Other Sections of the Zoning Law 225-75 B(4) USE VARIANCE

And/or Needs:

_____ Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25

_____ Critical Impact Permit, per Section 225-52, form Board of Trustees PLANNING BOARD

_____ Special Use Permit from the Zoning Board of Appeals



Permit Number _____ Date Issue _____

Planning Board Review _____ Zoning Board of Appeals Approval _____

Critical Impact Permit Approval _____ Historical Commission Approval N/A # _____

ZONING BOARD OF APPEALS
Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152
315-685-2118 Fax 315-685-0730

..... (1) NOTICE OF APPEAL (2) APPLICATION FOR SPECIAL USE PERMIT

Date of Application 11/03/2013

To the Zoning Board of Appeals of the Village of Skaneateles, Onondaga County, New York

I/We GUY DUNNAGE, RA
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 4503 NW TOWNLINE ROAD, MARCELLUS, NY 13108

(1) I hereby appeal the decision of the Village Code Enforcement Officer (Building Inspector)

which was denial of a Zoning Permit

_____ which was denial of a Certificate of Occupancy

_____ to vary the strict application of the provisions of:

Article _____ Section 225 Subsection 13 1:4

Article _____ Section 225 Subsection _____

Article _____ Section 225 Subsection _____

(2) I hereby apply for: (check all applicable)

_____ A SPECIAL USE PERMIT required by the provisions of Article III, Section 225-10

B (1) & Section 225-11 B (2)

_____ A FLOODWAY PERMIT required by the provisions of Article III, Section 225-10

B (3) & Article VI, Section 225-18 B

This appeal or application relates to:

19 Street Number FENNEL STREET Street Name

Tax Map Number 6-06-05

		Required	Existing	PROPOSED	Pre-Exist Non-Conforming	VARIANCE
Residential Minimum Lot Width	Applicant	30	47	UNCHANGED	No	No
	Codes Office					
Minimum Open Space %	Applicant	20	38	UNCHANGED	No	No
	Codes Office					
Minimum Front Yard Setback	Applicant	10	27.7	UNCHANGED	No	No
	Codes Office					
Minimum Left Side Yard Setback	Applicant	0	19.4	UNCHANGED	No	No
	Codes Office					
Minimum Right Side Yard Setback	Applicant	0	3.4	UNCHANGED	No	No
	Codes Office					
Minimum Both Side Yards Setback	Applicant	0	22.8	UNCHANGED	No	No
	Codes Office					
Minimum Rear Yard Setback	Applicant	20	55	UNCHANGED	No	No
	Codes Office					
Max Width of Structure (% lot width)	Applicant	100	52	UNCHANGED	No	No
	Codes Office					
Max Stories of Building	Applicant	3.5	2	UNCHANGED	No	No
	Codes Office					
Max Building Height	Applicant	45	21 ¹ / ₂	UNCHANGED	No	No
	Codes Office					
Minimum Livable Floor Area	Applicant	NA	0	UNCHANGED	No	No
	Codes Office					

Page 3A Tax Map # 6-06-05

Property Address

19 FENNEL STREET

ZONING BOARD OF APPEALS

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118 Fax 315-685-0730
The applicant shall use the worksheet on the following page (page 3A) to state the Zoning Board of Appeals details of the variances requested. Instructions for the completion of page 3A are as follows:

- Indicate the Zoning District of the lot at the top of page 3A.
- Using the Density Control Schedule (Section 225-A5) fill in the minimum area requirements for your Zoning District, in the column labeled "Required" on page 3A.
- In the column labeled "Existing" on page 3A, indicate the existing set-back dimensions and percentages. Use box next to "Applicant" (the gray area will be completed by the Codes office).
- In the column labeled "Proposed", indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction. Use box next to "Applicant" (the gray area will be completed by the Codes office).
- In the column labeled "pre-existing non-conforming, indicate the pre-existing variance from code. Use box next to "Applicant" (the gray area will be completed by the Codes office).
- In the column labeled variance, indicate the variance requested. Use box next to "Applicant" (the gray area will be completed by the Codes office).

List below any OTHER variances, Special Permits requested
(Section of the Zoning Law) (Description)

Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application

REFER TO ATTACHED NARRATIVE

Dated 11/03/2023

Signature of Applicant/Appellant

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

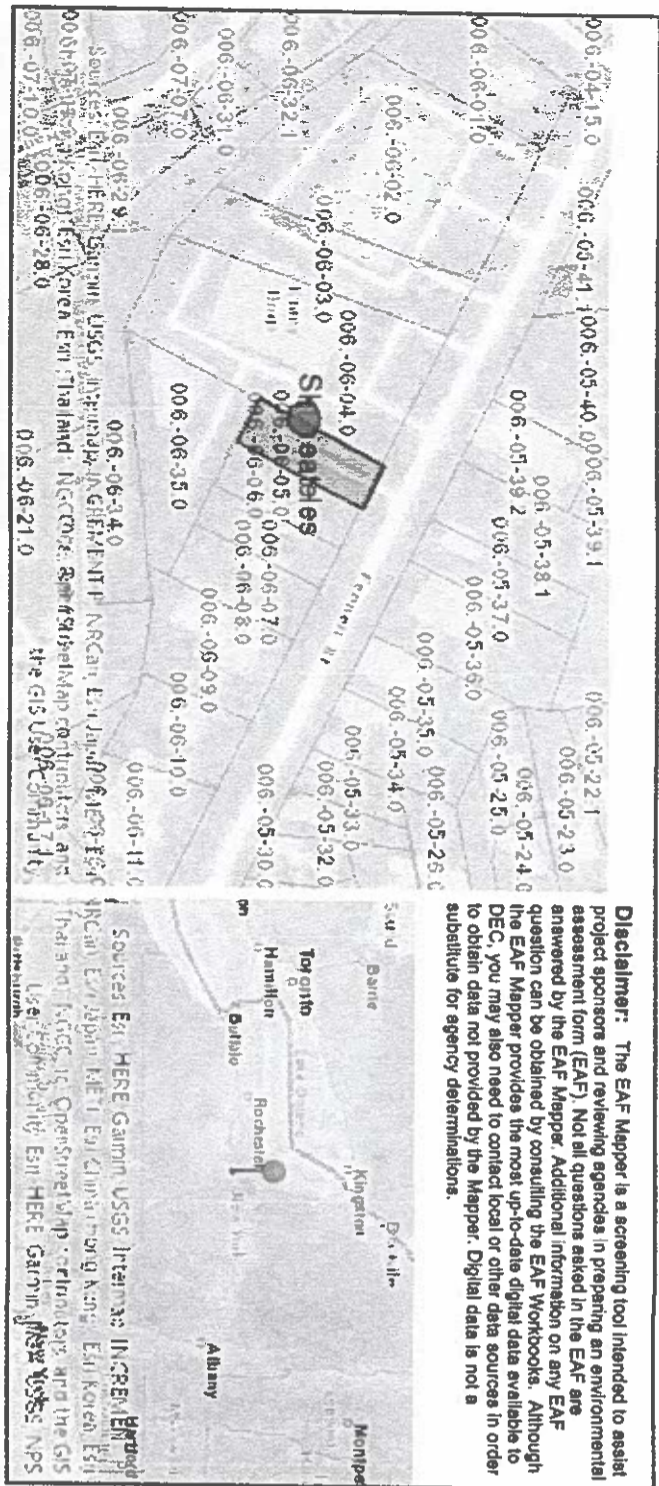
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

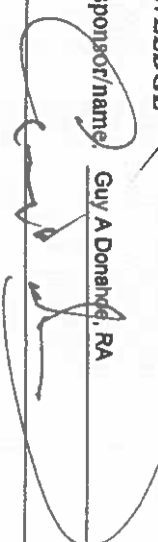
Part 1 - Project and Sponsor Information

Name of Action or Project:			
Lucky Dogs Signage			
Project Location (describe, and attach a location map):			
19 Fennell Street, Skaneateles, NY 13152			
Brief Description of Proposed Action:			
Provide new signage to existing building			
Name of Applicant or Sponsor:		Telephone: 315-673-2883	
Guy A. Donahoe, R.A.		E-Mail: guy@donahogroup.com	
Address:			
4503 NW Townline Road			
City/PO:	State:	Zip Code:	
Marcellus	New York	13108	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Skaneateles Zoning / Building Code department		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.15 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.15 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,		NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
a. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____				



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?		NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		NO	YES
a. Will storm water discharges flow to adjacent properties?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:		NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:		NO	YES
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant/sponsor/name: <u>Guy A Donahue, RA</u> Date: <u>11/3/2023</u>			
Signature:  Title: _____			



November 7, 2023

To: Village of Skaneateles
Planning Board & Zoning Board of Appeals
26 Fennel Street, Skaneateles, NY

Re: Lucky Dogs
Grooming Studio
19 Fennel Street, Skaneateles, NY
Amy Schick (Owner)

PROJECT NARRATIVE

Lucky Dogs Canine Services, LLC is an original Skaneateles business formed in 2008. This business has been built, owned & operated by Amy Schick and began with professional pet sitting & dog walking. A mobile dog grooming van was added to the services offered in 2012. In 2017, Amy, in addition to the mobile grooming van, opened a pet boutique storefront at 22 Jordan Street, Skaneateles. Lucky Dogs. For 6+ years' there have been no known complaints and in fact, many have commented on the business having a positive impact on the community and what a great store it is. In fact, Lucky Dogs was voted one of the top 10 independent pet stores in the nation in 2021 by Pets+ Magazine.

Over the past few decades, pet grooming has evolved from a service provided once a year through the local veterinarian to an industry of its own providing pet care and higher quality of pet life on a much more frequent basis.

Groomers see typically see pets every 4-8 weeks, and oftentimes groomers are able to identify a health issue on a pet before the owners even notices. The groomers at Lucky Dogs are certified in skin & coat conditions as well as pet CPR.

Providing a pet with grooming services is quickly becoming the standard of pet care, especially as dog breeds continue to evolve, for example, the proliferation of the "doodle" cross breed (e.g. labradoodle, golden doodle, (bernadoodle) which require more frequent grooming (maximum eight week cycles) than the traditional breeds.

Nationwide(?), the dog grooming market is growing at a CAGR of 7%. Due to this fact and the closure of an additional local provider 'Ultimate Grooming by Stacy', the Skaneateles community is agreeably underserved. In an effort to close the gap in service, Lucky Dogs Canine Services would like to provide the community with a centrally and permanently located grooming studio where owners can drop off, leave, and later pick up their pets.



An opportunity for space in an established service orientated area became available at 19 Fennel Street when the (now former) hair salon in this multi-business building vacated. In addition to being right-sized in the right area, the impacts of replacing a hair salon with a canine grooming salon are, if any at all, minimal.

The proposed hours of operation are 9am-6pm with a projected maximum number of 12 pets seen in one day (with no overnight) at the two grooming stations available. This is compared to the former salon that had 3 stations and saw as many as 30 clients a day. As opposed to the hair salon model where the client is the driver of the car, in the proposed scenario, owners will be dropping of the clients and leaving therefore lowering the demand on parking. Additionally, given the similarities in use, the proposed grooming studio will have a similar demand on utilities and Village services as the former hair salon.

Grooming services help keep our pets healthy and clean. Being able to provide this service in a convenient and reliable location, as our current clients will attest, will be a wonderful amenity for the community.

[11] The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;

As the applicant and agent for the tenant who has prematurely engaged in a lease and have been making monthly payments of \$2000, however, I (we) have no other use for this space and per the terms of the lease, I (we) cannot sublet this space. Therefore, I am unable to realize any, let alone 'a reasonable' return.

[12] The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood;
This hardship is unique, unlike anything else, in that as the applicant I (we) do not own or operate any Use permitted other than my (our) own personal residential needs for which this property is not suited as it contains no bathing facilities and shares a common entrance with a separate business tenant.

[13] The requested use variance, if granted, will not alter the essential character of the neighborhood;
The Use of Dog Grooming is an industry that has become as much a personal service as but not limited to a beauty salon, barbershop, dry cleaning and laundromat, with no more impact. It is also a 'right-size' Use for the existing character of the neighborhood as opposed to other permitted Uses such as a college or a hospital.

[14] The alleged hardship has not been self-created;
The hardship has not been created by either I or my clients in that this hardship is a product of a 24-year-old amendment to a 48-year-old Zoning Code. There has been no effort to update this text as a whole to reflect the changes and needs of the community.

Dog grooming is part of what is now known as the pet industry, or pet care market. It is the market industry associated with companion animals. To attach 'grooming' into Veterinary Services ((27) Veterinary services, including veterinarian office, kennels and grooming), is highly inaccurate and is to deny that Pet grooming has evolved into its own industry.
Although the stated 'purpose' of the Zoning Code is to, among other things, to protect and promote public comfort, convenience, to provide adequate and suitably located commercial facilities; a 24-year-old Zoning Code cannot, and has not, done that. However, the Zoning Board of Appeals can and must find that applicable zoning regulations and restrictions have caused unnecessary hardship to the applicant as well as the community.

NOTE: Installation and connection of water and sewer, pipe and appurtenances shall be completed by the site contractor. This installation and connection must be inspected and approved by the Village.

Name of Applicant(s) Guy Donahoe, RA Donahoe Group

Local Address of Property 19 Fennell Street, Skaneateles, NY

Mailing Address of Applicant(s) 4503 NW Townline Rd., Marcellus, NY 13108

General

Do you have architectural or engineering drawings? yes no

Do you have a grading plan? yes no

What is the total area of disturbance for this project? 0 acres

Do the drawings include a location of utilities? yes no

Does the property have existing Village Utilities? yes no

Will structure have a sump pump? yes no

Will gutters be directed into the municipal storm sewer? yes no

If yes, what is the anticipated flow to the storm sewer? _____ Gallons/day (GPD)

Water Service (in accordance with Village Code Chapter 218)

Does the proposed structure require fire protection? yes no

If yes, who will be the Fire Protection Engineer? Please provide name and NYS license number _____ NA

What was the last 5 year average water usage for property? (for existing properties) 335g/mo GPD

What is the proposed usage for the property? _____ GPD

What is the proposed length* of service for property? _____ linear feet

*If this length is over 170 linear feet a meter pit must be shown.

Service exists _____

Is a meter pit required? yes no

Is the meter pit drawn on the plans? yes no

What is the proposed material type for the service? copper poly other Exists

Sewer Service (in accordance with Village Code Chapter 167)

What is the current sewer flow rate? Unknown GPD

What is the proposed sewer flow rate? Unchanged GPD

An increase in flow >400 GPD requires a fee of \$4/GPD per Village Code Chapter 167-35-G.4. What is the proposed Inflow/Infiltration Remediation fee? \$ 0

Is the sewer gravity or pressure? gravity pressure

Is there a need for an oil water separator? yes no

If yes, the engineer name and NYS license number for the design: NA

Electric Service

What is the proposed Service Installation Type? over-head under-ground Exists

What is the anticipated Service Size? Exists Amps

What Type of Service is proposed? single phase three phase Exists

What is the anticipated Voltage? Exists V

What is the Current Electric Service/Demand of the parcel? Unknown kW

What is the Proposed Electric Service/Demand? Unchanged kW

Do you have a Backup Generator? none whole house portable

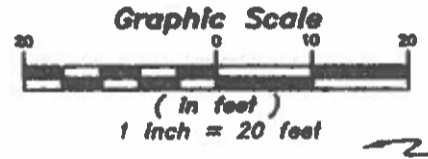
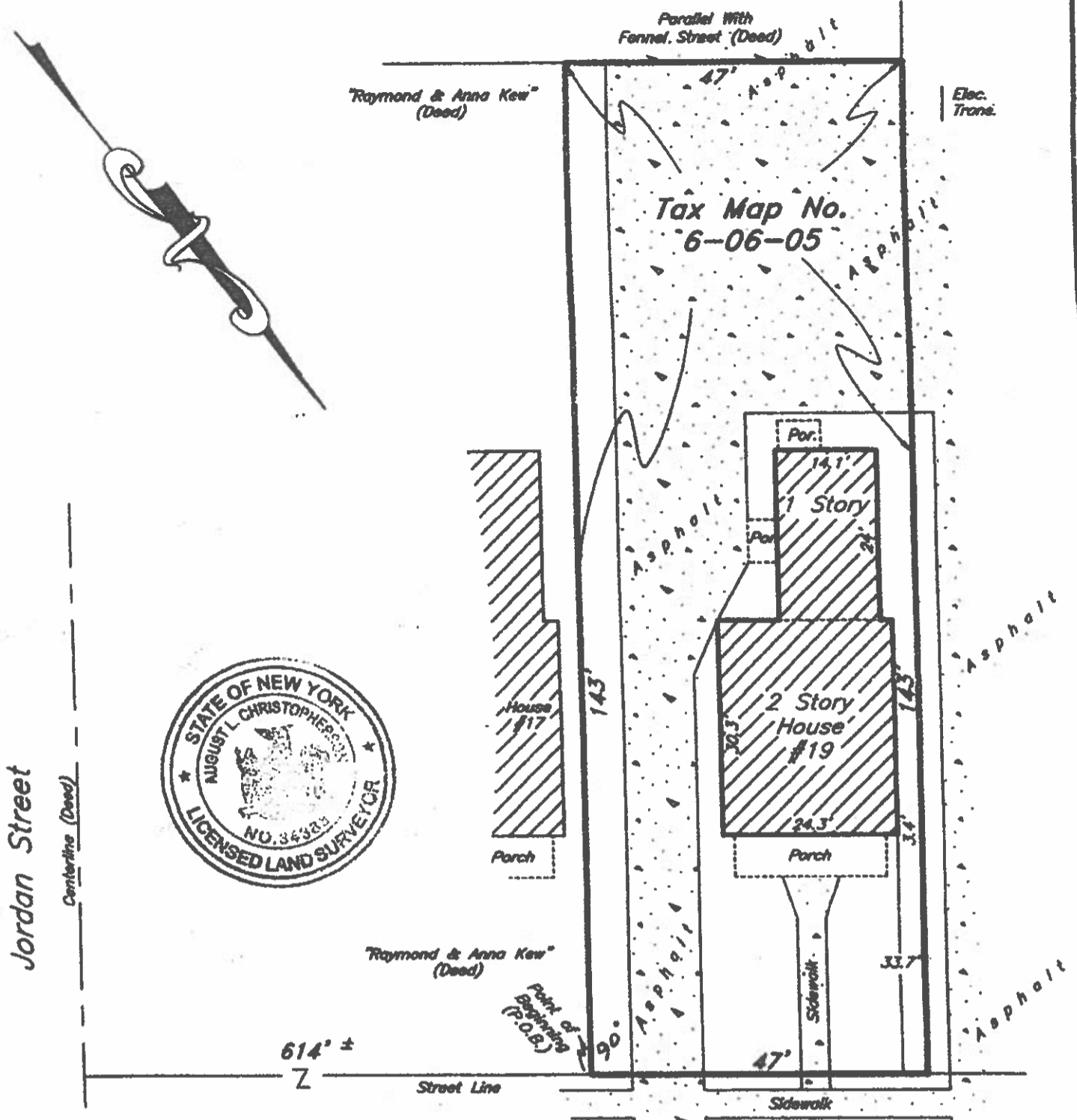
What is the proposed heating system for the new structure? Electric Natural Gas Propane Exists

What is the proposed Hot Water Heater Type? Electric Natural Gas Propane Exists

What is the Water Heater Tank Size tankless or 50 gallons

If you will have air conditioning what is the proposed unit? N/A tons Exists

Will there be any other ancillary uses (ie. Electric Vehicle Charging Station, Pool, Workshop, Hot Tub/Pool, etc)? If so, please describe No



Deed Reference: Robert C. Feldman
Book 3365 of Deeds, page 243
July 2, 1987
Map Reference: Adrian G. Niesz Survey, Filed: 12/5/1947 Map 2887
Filed: 11/15/1948 Map 2981

FENNELL STREET
S 52°15' W E

Subject to a Current Abstract of Title
Not To Be Used For Construction Purposes.

House Location Survey For Mortgage/Conveyance Purpose

CERTIFIED TO:

Certifications are not transferable to additional institutions or subsequent owners.
Certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution.
This Certification shall be null & void if a Re-Survey/Update of Survey Map is done by others, except by the undersigned surveyor or his successor. Utilities & Underground Structures Not Certified. Property corner stakes, if any (found or set) as noted above. It is a violation of Article 145 of the N.Y.S. Education Law to alter this map without the direct consent of the undersigned surveyor or his successor.
The undersigned surveyor hereby certifies that this map is made from an actual survey of the property shown hereon.

(VOID UNLESS SIGNED WITH RED INK)
G. Christopheron
Professional Land Surveyor

Part of Lot 9
Block No. 22
"Griffen's Map of 1870"
Village of Skaneateles
Town of Skaneateles
County of Onondaga
State of New York
Known as: #19 Fennell Street

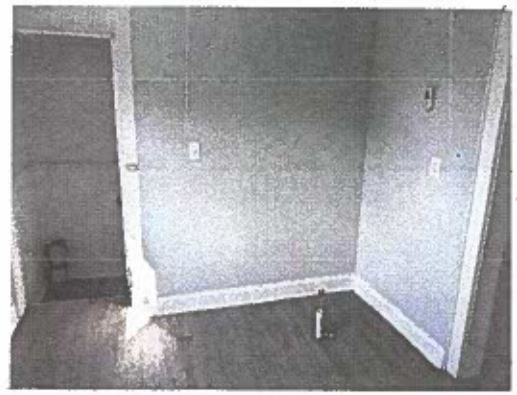
CHRISTOPHERSON
LAND SURVEYING
Syracuse & Tully, New York
Phone: (315)-437-9848

Made By: H.B.C.
Date: 11/12/2011
Scale: 1"=20'
File: 0326
Disk: CD1630

© COPYRIGHT 2010 All rights Reserved
CHRISTOPHERSON Unauthorized duplication is a violation of applicable laws

Re-Certified: _____

LUCKY DOGS GROOMING STUDIO



E



D



F

19 FENNEL STREET



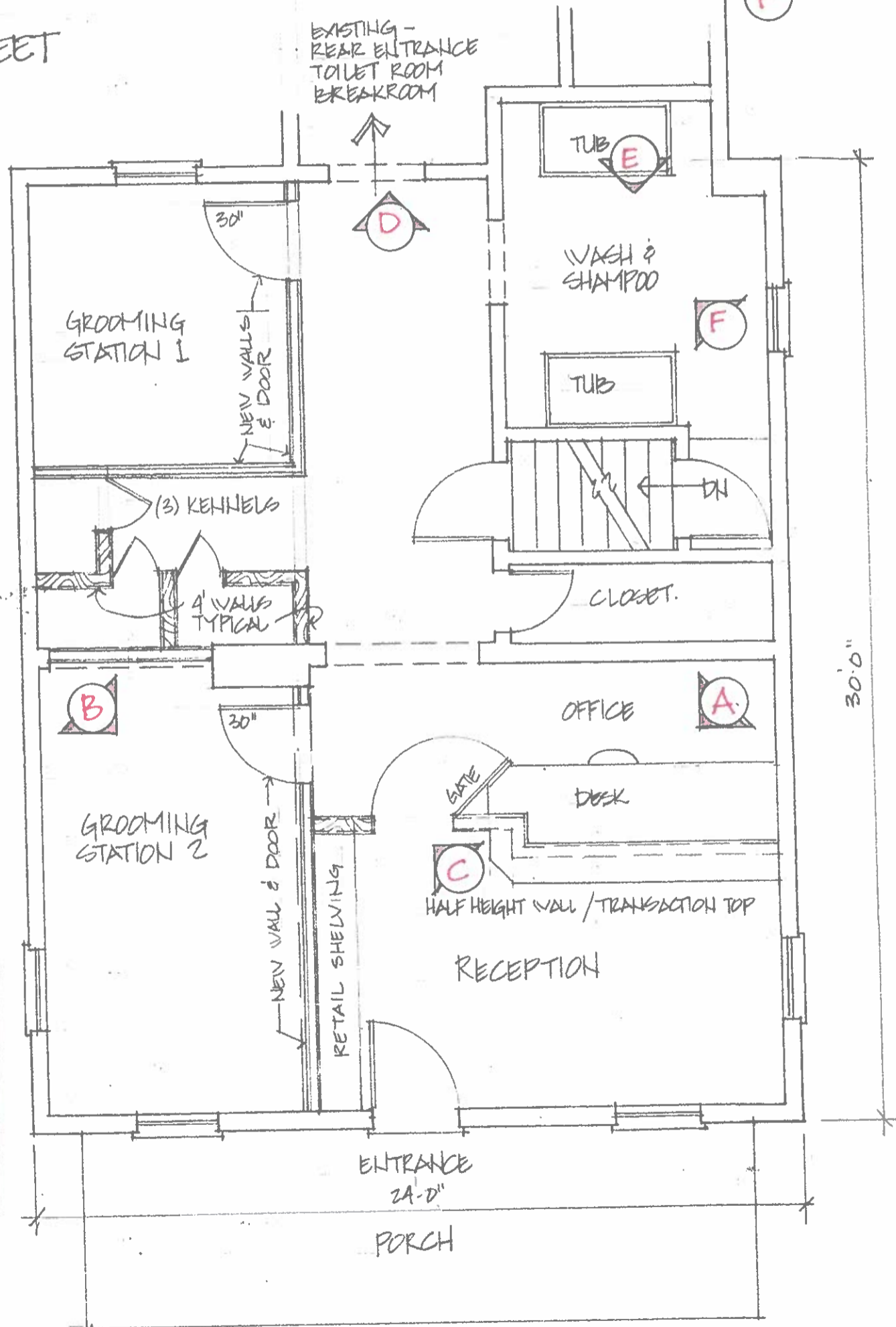
C



B



A



FLOOR PLAN

1/4" = 1'-0"

FENNEL STREET

